



**26 Kolora Way, Ocean Shores**



## Between Capricornia Canal and New Brighton Reserve

Positioned on a generous 688sqm parcel, this brick and tile property beckons with a mix of comfort and potential. An ideal location for families, its thoughtfully designed layout promotes effortless living, while the expansive backyard adjoining the Marshalls Creek nature reserve offers space for childhood adventures. The home is also within close walking distance to Ocean Shores Community Preschool and Ocean Shores Primary School. For the savvy investor, this gem promises a reliable stream of income, thanks to its prime position. Imagine starting your days with leisurely walks to South Golden Beach, capped off with a freshly brewed coffee at Mrs Birdy café.

The heart of the home features open-plan living, transitioning into the dining and the kitchen area, overlooking the lush reserve. The master bedroom, also enjoys views out to the reserve, with a built-in wardrobe and private access to the fully enclosed outdoor entertaining area. Two additional bedrooms, each with built-in wardrobes, are conveniently situated near a well-appointed family bathroom, ensuring space and privacy for the whole family.

Located on the broad, welcoming expanse of Kolora Way, this home enjoys picturesque views of the Capricornia Canal and the tranquillity of backing onto a lush reserve. With its low-maintenance appeal, this property stands as a ready canvas for immediate enjoyment or to be transformed with your personal touch.

### Property features:

- Walk to South Golden Beach and Mrs Birdy Café
- Low maintenance brick and tile construction

3 1 2 688 m2

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|----------------------|----------------------|
| <b>Price</b>         | SOLD for \$1,075,000 |
| <b>Property Type</b> | Residential          |
| <b>Property ID</b>   | 1304                 |
| <b>Land Area</b>     | 688 m2               |
| <b>Floor Area</b>    | 171 m2               |

### Agent Details

Todd Buckland  
0408 966 421  
todd@byronshirerealestate.com.au  
Mike McCabe  
0433 856 504  
mike@byronshirerealestate.com.au

### Office Details

Brunswick Heads  
3 Fawcett St Brunswick Heads, NSW,  
2483 Australia  
02 6685 1754



- Lovely views out over the nature reserve
- Fully enclosed outdoor entertaining area
- Double garage with internal laundry and separate toilet
- Walk to pre-school and primary school

Call Todd and Mike to inspect!

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